



# Punjab Government Gazette

## EXTRAORDINARY

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ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ  
(ਟਾਊਨ ਪਲੈਨਿੰਗ ਵਿੰਗ)

**ਅਧਿਸੂਚਨਾ**

ਮਿਤੀ 11 ਅਕਤੂਬਰ 2018

**ਨੰ: ਸੀ.ਟੀ.ਪੀ. (ਸਸ)-2018/ 3028.**—ਪੰਜਾਬ, ਦੇ ਰਾਜਪਾਲ ਪ੍ਰਸੰਨਤਾ ਪੂਰਵਕ ਨਗਰ ਕੌਂਸਲ, ਧੂਰੀ ਦੀ ਹੱਦਬਸਤ ਨੰ:92 ਵਿੱਚ 136 ਬਿੱਘੇ 7 ਬਿਸਵੇ ਰਕਬੇ ਦੀ ਰਿਹਾਇਸ਼ੀ ਟਾਊਨ ਪਲੈਨਿੰਗ ਸਕੀਮ, ਜਿਸ ਦਾ ਲੇ-ਆਉਟ ਪਲੈਨ ਡਰਾਈਂਗ ਨੰ: A-01(MC-DHURI) Dated: 01/10/2012/ Revised Dated 05/11/2012 ਹੈ ਅਤੇ ਉਸ ਤੇ ਲਾਗੂ ਸ਼ਡਿਊਲ ਆਫ ਕਲਾਜ਼ਿਜ਼ ਬੱਲੇ ਦਰਸਾਈਆਂ ਗਈਆਂ ਹਨ ਅਤੇ ਇਸ ਨੂੰ ਨਗਰ ਕੌਂਸਲ, ਧੂਰੀ ਵਲੋਂ ਮਤਾ ਨੰ: 400 ਮਿਤੀ 22.02.13 ਰਾਹੀਂ ਅਪਣਾਇਆ ਗਿਆ ਹੈ, ਦੀ ਪੰਜਾਬ ਮਿਉਂਸਪਲ ਐਕਟ, 1911 ਦੀ ਧਾਰਾ 192(3) ਅਤੇ ਇਸ ਸਬੰਧ ਵਿਚ ਮਿਲੇ ਹੋਰ ਸਾਰੇ ਅਧਿਕਾਰਾਂ ਦੀ ਵਰਤੋਂ ਕਰਦੇ ਹੋਏ ਪ੍ਰਵਾਨਗੀ ਇਸ ਸ਼ਰਤ ਨਾਲ ਦਿੰਦੇ ਹਨ ਕਿ:-

- (1) ਜਮੀਨ ਮਾਲਕ ਨਗਰ ਕੌਂਸਲ, ਧੂਰੀ ਨੂੰ ਦਿੱਤੀ ਗਈ ਇੱਛਕ ਸਹਿਮਤੀ ਅਨੁਸਾਰ ਸਕੀਮ ਏਰੀਏ ਅੰਦਰ ਸੜਕਾਂ, ਪਾਰਕਾਂ ਅਤੇ ਹੋਰ ਸਾਂਝੀਆਂ ਥਾਵਾਂ ਅਧੀਨ ਆਉਂਦੇ ਕੁੱਲ ਜਮੀਨ ਦੇ 35% ਜਾਂ ਇਸ ਤੋਂ ਵੱਧ ਰਕਬੇ ਨੂੰ ਬਿਨਾਂ ਮੁਆਵਜਾ ਛੱਡਣ ਲਈ ਪਾਬੰਦ ਹੋਣਗੇ, ਇਸ ਸਬੰਧੀ ਨਗਰ ਕੌਂਸਲ ਜਾਂ ਸਰਕਾਰ ਤੋਂ ਕੋਈ ਮੁਆਵਜਾ ਕਲੇਮ ਨਹੀਂ ਕਰਨਗੇ।
- (2) ਜਮੀਨ ਮਾਲਕ ਸਕੀਮ ਏਰੀਏ ਅੰਦਰ ਨਗਰ ਕੌਂਸਲ ਦੀਆਂ ਸਪੈਸੀਫਿਕੇਸ਼ਨਾਂ ਅਨੁਸਾਰ ਖੁਦ ਡਿਵੈਲਪਮੈਂਟ ਕਰਨਗੇ, ਵਿਕਾਸ ਦੇ ਕੰਮਾਂ ਦਾ ਪੂਰਾ ਖਰਚਾ ਸਹਿਣ ਕਰਨਗੇ, ਇਸ ਸਬੰਧੀ ਨਗਰ ਕੌਂਸਲ ਜਾਂ ਸਰਕਾਰ ਤੋਂ ਕੋਈ ਮੁਆਵਜਾ ਕਲੇਮ ਨਹੀਂ ਕਰਨਗੇ; ਅਤੇ
- (3) ਜਮੀਨ ਮਾਲਕ ਵਿਕਾਸ ਦੇ ਕੰਮਾਂ ਸਬੰਧੀ ਸਰਕਾਰ ਦੀਆਂ ਸਮੇਂ ਸਮੇਂ ਤੇ ਜਾਰੀ ਹੋਣ ਵਾਲੀਆਂ ਹਦਾਇਤਾਂ ਦੀ ਪਾਲਣਾ ਕਰਨ ਅਤੇ ਸਰਕਾਰ ਵਲੋਂ ਸਮੇਂ ਸਮੇਂ ਤੇ ਜਾਰੀ ਕੀਤੀਆਂ ਗਈਆਂ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਬਣਦੇ ਚਾਰਜਿਜ਼ ਦੇਣ ਦੇ ਪਾਬੰਦ ਹੋਣਗੇ।

ਇਸ ਸਕੀਮ ਦਾ ਰਕਬਾ ਸਰਕਾਰ ਵਲੋਂ ਅਧਿਸੂਚਨਾ ਪਿੱਠ ਅੰਕਣ ਨੰ: 4/18/2012-3ਸਸ3/1341-44 ਮਿਤੀ 04.07.12 ਰਾਹੀਂ ਪਹਿਲਾਂ ਹੀ ਅਣਬਿਲਟ ਰਕਬਾ ਕੰਨਫਰਮ ਕੀਤਾ ਹੋਇਆ ਹੈ।

**ਸ਼ਡਿਊਲ ਆਫ ਕਲਾਜ਼ਿਜ਼**

### (1) ਬਾਊਂਡਰੀਜ਼

**NORTH** Moving from point A in (NW) of khasra no. 22//4/2 to point B which is parallel to Khasra No. 22//4/2, 23//1, 20//16/2, 20//15/1, 20//14/2, 20//11/2 at a distance of 215 Karam from point A (NW) to

( 13245 )

B(N) and parallel to this there is a drain called Rajomajra minor lying in North –East side.

- EAST** Moving from point B in North East of 20//11/2 to Point C which is parallel to Khasra No. 22//11/2, 20//14/1, 23//3, 23//6 at a distance of 168 Karams from point ‘B’ then moving from point ‘C’ to ‘D’ In East parallel to Khasra no. 23//5/1, 24//7/2/1, 8/1 Which is 111 karam from ‘C’ then moving from point ‘D’ in east of 24//7/2/1 to point ‘E’ Which is parallel to Sangrur-Malerkotla Road (Schedule Road) and Khasra no. 24//7/2/1, 24//10/1, 24//16/1 at a distance of 107 Karam from point ‘D’.
- SOUTH** Moving from point E (SE) of khasra no. 24//16/1 to Point ‘F’ which is parallel to Khasra no. 24//16/2/1, 23//13, 23//14, 23//15 and 23//16 which is 219 Karam from Point ‘E’ then moving from point ‘F’ (SW) of khasra no. 23//16 to Point ‘G’ parallel to Khasra no. 23//16, 22//13/1, 22//14/2, 22//11/1/2 which is at a distance of 113 Karam from point ‘F’.
- WEST** Moving from point ‘G’ in West of Khasra no. 22//11/1/2 to ‘A’ towards North- West parallel to Khasra no. 22//11/1/2, 22//6 & 22//4/2 & parallel to Agricultural Land at a distance of 111 Karam from point ‘G’.

## (2) ARRANGEMENT OF THE SCHEME

- |             |            |   |
|-------------|------------|---|
| <b>I.</b>   | Part-1     | General.  |
| <b>II.</b>  | Part -11   | Reservation and designation of Land Use.  |
| <b>III.</b> | Part - 111 | Building Restrictions and Development of Infrastructure.  |
| <b>IV.</b>  | DA – 1     | TP Scheme Layout Plan Drawing No: A-01(MC-DHURI) Dated: 01/10/2012/<br>Revised Dated 05/11/2012 |

## PART-I GENERAL

**Extent of application:** The requirement of the schedule of clauses as shall extend to the whole of the area of the scheme and shall be in addition to the requirements of any bye-laws and local Acts along with Building Byelaws of Municipal Council, Dhuri or as amended from time to time which shall continue to apply to the area in so far as they do not conflict with and are not inconsistent with the requirements of the scheme, provided further that the Municipal Council with the prior approval of the Government may relax any of the provisions of this scheme on any ground.

**Interpretation and definitions:** In this scheme where the context otherwise expressly provided, the following expressions have been assigned to them in addition to all the other definitions and terms contained in the Building Bye Laws of Municipal Council, Dhuri or amended from time to time:-

- |                               |   |
|-------------------------------|---|
| Abut:                         | A building is said to abut on a street when the outer face of any of its external walls is on the street, road boundary.  |
| Act:                          | Means the Punjab Municipal Act, 1911.   |
| Area:                         | Means the scheme area as per the Drawing No.: A-01(MC-DHURI) Dated: 01/10/2012/<br>Revised Dated 05/11/2012.  |
| Architectural Control:        | Means control of horizontal/vertical projections from the walls of the building and to restrict the height on any site exposed to the view from the street/road approved by the Chief Town Planner. |
| Area in relation to Building: | Means the superficial or horizontal section thereof made at plinth level inclusive of the external walls and of such portion of the party walls as being of the building.                           |

Building Line:	Means a fixed line, if any specified for a site beyond which no building (except there relaxed in these clauses within that site other than compound wall shall project.
Bye-laws Local Act:	Means byelaws/rule, legislation enactment's orders and regulations for the time being in force in the area.
Chief Town Planner:	Means the Chief Town Planner, Local Government Punjab, or any other officer to whom any of the powers of Chief Town Planner Local Government may be delegated.
Council:	Means the Municipal Council, Dhuri.
Drawing:	Means the TP Scheme Layout Plan Drawing No: A-01(MC-DHURI) Dated: 01/10/2012/ Revised Dated 05/11/2012.
Public Purposes:	Public purpose shall mean roads/streets, parks/open spaces including land reserved for putting up of building/structure/machinery for the purpose of operation and maintenance of water supply, sewerage and other services provided by the Council.
Layout Plan:	Means a plan showing the streets, roads public open spaces, parking areas, areas temporarily or permanently prohibited for building, no construction zone along scheme road, residential plots of different categories existing built up area/building, commercial area, religious/public building, area religious/public buildings, area under utilities and services like water works, electric substations etc. building setback lines and details of area under different land uses including the saleable area etc.
Plot:	Means a parcel of land occupied or intended for occupancy by one main building together with its accessory buildings including the open spaces, having frontage upon a public street/streets or upon a private street/streets and enclosed by definite boundaries.
Setback Line:	Means a line usually parallel with the central line of the road or street or to the boundary of the plot and laid down in each case by competent authority beyond which nothing except boundary wall can be constructed towards the road or the sidewalks.
Width of Street:	Means width as shown on the drawing and measured at right angles to the direction of street.
Zoning Plan:	Means a plan showing the permitted use of land, site coverage, FAR Height, set back and other restrictions on the development of land as may be prescribed there in for any part or whole of area covered by the scheme.
Public Facilities Building:	Means any building required for running of public utility municipal service such as water supply, drainage, fire station, water pumping and public toilets etc.
Site Coverage:	Means the portion of site/area covered under building on the ground floor.

## **PART-II RESERVATION AND DESIGNATION OF LAND USE**

1. The whole of the area covered by scheme shall be developed for uses indicated in layout plan/zoning plan.
2. Land reserved for public purposes i.e. roads/streets, open space parks and pavements etc. shown in the layout plan shall be demarcated and laid out by the owner/owners as per specifications to the satisfaction of the Municipal Council.
3. Land reserved for public purposes in the layout plan shall remain in the possession of the Municipal Council, Dhuri, the use to which the remaining area or any part of it may be put shall be as shown in the

layout plan/part layout plan and no land or any part of building constructed on it shall be used for any other purposes.

4. The owner/owners may dispose of saleable area as per approval layout plan after demarcation of plots for residential, commercial, institutional sites etc. as per approved layout plan.
5. No land in the area shall be used for any other purpose inconsistent with the scheme provided that the existing use of land may be continued till it is prohibited under the law or the rules made for this purpose.

### **PART: III BUILDING RESTRICTIONS/REGULATION**

#### **Type of Building permitted**

- I. On the land shown as streets open spaces and parking spaces in the layout plan, only building operation necessary for conversion of such land in order to enable the land to be used for the purpose for which it is reserved shall permitted.
- II. On the remaining land buildings which may be erected or re-erected shall be for used as shown in the layout plan.
- III. No plot shall be of size less than that shown on the layout plan and or demarcation plan building control sheets and not more than one building unit shall be erected on anyone plot but two or more complete plots may be combine.

#### **Site Coverage, minimum front set back, height & FAR for Residential plotted Development**

Plot Area(square yards)	Site coverage	Min. front setback	Permissible Height	F.A.R
Up to 100 sq yards	90%	As per Sanctioned	50 Feet	1:2.00
Above 100 to 150 sq. yards	90%	Layout plan Drawing no:-		1:1.90
Above 150to 200 sq. yards	70%	A-01 (MC-DHURI)		1:1.75
Above 200 to 300 sq. yards	65%	Dated: 01/10/2012/ Revised		1:1.65
Above 300 to 500 sq. yards	60%	Dated 05/11/2012		1:1.50
Above 500 to 1000 sq yards	50%			1:1.50
Above 1000 sq. yards	40%			1:1.25

The proportion up to which a site may be covered with building including ancillary building along with FAR control shall be in accordance with the following slabs, the remaining portion being left open in the form of minimum front set back and open spaces around the building and space at rear, sides or internal court-yard.

### **COMMERCIAL/INSTITUTIONAL**

- Construction on commercial sites shall be permitted in accordance with the building control sheets approved by Chief Town Planner.
- In case of commercial building, where a part of the plot has been shown as arcade or verandah, such space shall be constructed in the form of an arcade or a verandah and the floor level of such arcade or verandah shall be as per the building control sheets and/or layout plan and it shall be left un-encroached, un-hindered permanently or temporarily so as to function as continuous covered corridor in front of each shop.

### **DEVELOPMENT OF INFRASTRUCTURE**

The owners of land shall remain bound by their voluntary undertaking in respect of leaving 35% or more of their

total land for public streets/roads, parks open spaces, public utility services and shall also carry out and bear the total cost of development to the satisfaction of Municipal Council, Dhuri.

### **RELAXATION**

The municipal council with the prior approval of the Government, at any time may relax any of the provisions of this schedule of clauses.

ਇਸ ਦਾ ਲੇ ਆਊਟ ਪਲੈਨ ਨਗਰ ਕੌਂਸਲ, ਧੂਰੀ, ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪਟਿਆਲਾ ਅਤੇ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ ਮਿਊਂਸਪਲ ਭਵਨ, ਸੈਕਟਰ-35-ਏ, ਚੰਡੀਗੜ੍ਹ ਦਫਤਰ ਵਿਖੇ ਵੇਖਿਆ ਜਾ ਸਕਦਾ ਹੈ।

ਚੰਡੀਗੜ੍ਹ  
ਮਿਤੀ 26 ਸਤੰਬਰ, 2018

ਏ. ਵੇਨੂੰ ਪ੍ਰਸਾਦ, ਆਈ.ਏ.ਐਸ.,  
ਮੁੱਖ ਸਕੱਤਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ ਪੰਜਾਬ।

### DEPARTMENT OF LOCAL GOVERNMENT

#### (TOWN PLANNING WING)

### NOTIFICATION

The 11th October, 2018

**No.C.T.P(LG)-2018/3037.**-Whereas a Development Scheme for an area approximately 31.66 Acre commonly known as Gopal Nagar on G.T Road near Punjab Roadways Head office and Workshop, Jalandhar the complete detail whereof are given in Drawing No T.P-363/63 and this Development Scheme was notified by the Government under section 42 of the Punjab Town Improvement Act 1922 *vide* notification no: 7180-2CIII/29955 dated 26.08.1964.

Whereas Municipal Corporation Jalandhar *vide* Resolution No. 75 dated 01.02.2016, Resolution No.168 dated 05.12.2016 & Resolution No. 12 dated 06.09.2017 has resolved to allow the change of land use from residential to commercial of plots No. 1 to 14 & 18 to 19 in Gopal Nagar Development Scheme upto single depth abut on the right side of Gazi Gulla Road.

In exercise of the powers conferred under section 275 (3) of Punjab Municipal Corporation Act, 1976 and section 41, 42, 43 of the Punjab Town Improvement Act, 1922 read along with section 19 of Punjab General Clauses Act, 1898 and all other powers enabling him in this behalf, the Governor of Punjab is pleased to allow the Municipal Corporation, Jalandhar to permit the change of land use from residential to commercial by the owners of the plot no. 1 to 14 & 18 to 19 in Gopal Nagar Development Scheme abutting on the right side of Gazi Gulla Road in accordance with the provisions of CLU Policy 2006 and notified Master Plan of Jalandhar. The relevant drawings of the scheme stands modified to that extent.

Whereas a committee has been constituted by the Government to review the charges fixed as per policy of 2006. The applicant shall be liable to pay present day applicable charges (as on date) and shall be liable to pay difference of charges, if any, as decided by the aforesaid committee.

Chandigarh

**SH. A.VENU PRASAD, IAS**  
Principal Secretary to Government Punjab,  
Department of Local Government.

**ELECTION COMMISSION OF INDIA**  
**NIRVACHAN SADAN, ASHOKA ROAD, NEW DELHI-110001**

Dated : 8<sup>th</sup> October, 2018  
 16 Kartika, 1940 (Saka)

**NOTIFICATION**

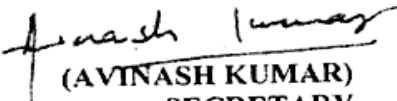
No 429/PB/2015 (1):- In pursuance of the provision of sub-section (I) of Section 13C of the Representation of the People Act, 1950 (43 of 1950), the Election Commission hereby directs that the following amendment shall be made in the Notification No 429/PB/2013(1) dated 06.5.2013 as amended from time to time relating to the appointment of Assistant Electoral Registration Officer for Assembly Constituency in the State of Punjab.

In Column 2 of the table appended to the said Notification for the existing entry in column 2 against the following entries shall be substituted :-

**TABLE**

No. & Name of Assembly Constituency 1	Assistant Electoral Registration Officer 2	
	AERO-I	AERO-II
105-Malerkotla	Tehsildar, Malerkotla	
106-Amargarh		Excise and Taxation Officer, Ahmedgarh

By Order,

  
 (AVINASH KUMAR)  
 SECRETARY

ELECTION COMMISSION OF INDIA